



The City of Oklahoma City
Planning Department, Subdivision and Zoning
 420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102
 Phone: (405) 297-2623 – Web: <https://www.okc.gov>

APPLICATION FOR SPUD ReZONING

Simplified Planned Unit Development District
 7000 S. Cimarron Road

Project Name

7000 S. Cimarron Road (090130503)

Address / Location of Property (Provide County name & parcel no. if unknown)

Split Lots and Rezone from Agricultural to Residential

Summary Purpose Statement / Proposed Development

Staff Use Only:	1654
Case No.: SPUD _____	_____
File Date: 6-27-24	_____
Ward No.: W3	_____
Nbhd. Assoc.: -----	_____
School District: Mustang	_____
Extg Zoning: AA	_____
Overlay: _____	_____

5.00 a.c.

ReZoning Area (Acres or Square Feet)

REQUIREMENTS FOR SUBMITTAL:

- 1.) One (1) Typed Legal Description of Proposed Rezoning area in MS Word file (.doc or .docx) format.
- 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be rezoned. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- 5.) One (1) Signed and Notarized copy of “Affirmation” that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- 6.) One (1) Typed Prepared copy of Proposed Master Design Statement in an MS Word file (.doc or .docx) file format.
- 7.) One (1) Proposed Master Development Plan Map in a PDF (.pdf) file format. Reference Submittal checklist for specific details.
- 8.) Maps, Site Plan, Survey Exhibits, Photographs, or other supporting illustrations must be 600dpi minimum resolution, and in a .pdf file format. Photographic file formats (.jpeg, .png, .tiff, etc..) of drawings, maps, or other documents will not be accepted.
- 9.) A filing fee of \$1800.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make check payable to “City Treasurer”)

Property Owner Information (if other than Applicant):

ORIG R1 LLC

Name

5120 Gaillardia Corporate Pl

Mailing Address

Oklahoma City, OK, 73142

City, State, Zip Code

(405) 715-9000

Phone

BobBraudrick@ubuildit.com

Email

Signature of Applicant

Dean Koleada

Applicant's Name (please print)

4700 Gaillardia Parkway, Suite 101

Applicant's Mailing Address

Oklahoma City, OK, 73142

City, State, Zip Code

(405) 246-9411

Phone

dkoleada@cecinc.com

Email

Submit your Application by Email to Subdivisionandzoning@OKC.gov
 Compressed files (.zip, etc..) or links to FileShare services (Dropbox, etc..) can not be accepted for security purposes.

Not Official

After Recording Return To:
Hugh M. Robert, Esq.
SHERWOOD, MCCORMICK & ROBERT
Bank of America Center
15 W. 6th Street, Ste. 2800
Tulsa, OK 74119

HMR

Send Tax Statements To:
ORIG R1, LLC
5120 Gaillardia Corporate Place
Oklahoma City, OK 73142



EXEMPT. NO DOCUMENTARY STAMPS REQUIRED. 68 O.S. §3202(4)

Not Official

QUIT CLAIM DEED

THIS INDENTURE, made and effective the 28 day of February, 2024, between Timber Ridge Custom Homes, LLC, an Oklahoma limited liability company, party of the first part ("Grantor") and ORIG R1, LLC, an Oklahoma series limited liability company, party of the second part ("Grantee").

WITNESSETH, That Grantor, in consideration of the sum of One Dollar and 00/100 (\$1.00), duly paid, together with other valid consideration, the receipt of which is hereby acknowledged, does hereby quit-claim, grant, bargain, sell and convey unto Grantee, and to its successors and assigns forever, all of Grantor's right, title, interest and estate, both at law and in equity, of, in and to, the following described real estate, situated in the County of Canadian, State of Oklahoma, to wit:

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11), Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said SW/4; Thence North 00°16'23" East, along the West line of said SW/4, a distance of 1337.00 feet to the point of beginning; Thence continuing North 00°16'23" East, along said West line, a distance of 276.65 feet; Thence South 89°22'12" East a distance of 788.65 feet; Thence South 00°16'23" West, parallel with said West line, a distance of 275.75 feet; Thence North 89°26'07" West a distance of 788.65 feet to the point of beginning.

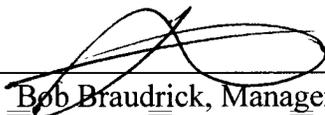
Property Address: 7000 S. Cimarron Rd., Mustang, OK 73064

Together with all and singular the hereditaments and appurtenances thereunto belonging. TO HAVE AND TO HOLD the above granted premises unto Grantee, its successors and assigns forever.

Not Official

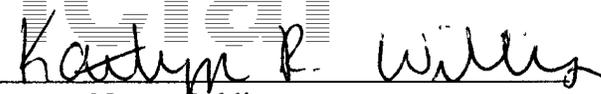
IN WITNESS WHEREOF, Grantor has executed this Quit Claim Deed as of the day and year first above written.

Timber Ridge Custom Homes, LLC,
an Oklahoma limited liability company


By: Bob Braudrick, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of February, 2024, personally appeared Bob Braudrick, Manager of Timber Ridge Custom Homes, LLC an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as Timber Ridge Custom Homes, LLC's free and voluntary act and deed for the uses and purposes therein set forth.


Notary Public

My Commission Expires:
8/9/2027



Not Official
Not Official
Not Official

Not Official
Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF Tulsa) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

I, Bob Braudrick, undersigned (the "Affiant"), who, having been first duly sworn, depose and state:

- 1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. That ORIG, LLC, an Oklahoma limited liability company is the Manager of ORIG R1, LLC, an Oklahoma series limited liability company (referred to herein as the "Entity") and that I am the Manager of ORIG, LLC. I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Quit Claim Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit, which is executed in accordance with and pursuant to 60 O.S. § 121.
- 3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

- 4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of such section or any other state or federal law.
- 5. The Entity is an Oklahoma series limited liability company and its member is an Oklahoma limited liability company whose members include other Oklahoma limited liability

company members, and whose individual members are all United States citizens or bona fide residents of the State of Oklahoma.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject us to criminal prosecution for perjury and/or subject us and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

Dated this 28 day of February, 2024.

ORIG R1, LLC, An Oklahoma series limited liability company

By: ORIG, LLC, its Manager

By: [Signature]
Bob Braudrick, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF Tulsa)

Before me, the undersigned, a Notary Public in and for said County and State, on this 28 day of February, 2024, personally appeared Bob Braudrick, Manager of ORIG, LLC, an Oklahoma limited liability company, Manager of ORIG R1, LLC, an Oklahoma series limited liability company to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as ORIG R1, LLC's free and voluntary act and deed for the uses and purposes therein set forth.

[Signature]
Notary Public

My Commission Expires:

8/9/2027





LEGAL DESCRIPTION

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North $00^{\circ}16'23''$ East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North $00^{\circ}16'23''$ East, along the West, a distance of 276.65 feet;

THENCE South $89^{\circ}22'12''$ East a distance of 788.65 feet;

THENCE South $00^{\circ}16'23''$ West, and parallel with said West line, a distance of 275.75 feet;

THENCE North $89^{\circ}26'07''$ West a distance of 788.65 feet to the POINT OF BEGINNING.

Said tract of land has an area of 217,820 square feet of 5.00 acres, more or less.

LETTER OF AUTHORIZATION

I, **ORIG R1 LLC** _____ or,
Property Owner of Record

_____ authorize,
Agent of the Property Owner of Record and Title

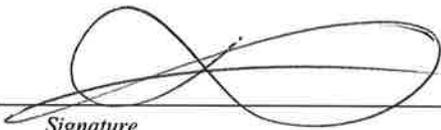
Civil & Environmental Consultants, Inc. Dean Koleada, P.E.

Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

7000 S. Cimarron Road (090130503)

Address and/or County Assessor account number and County Name

By:  _____
Signature

Title: **Manager** _____
Manager/Proprietor

Date: **06/24/2024** _____
MM/DD/YYYY

AFFIRMATION

STATE OF OKLAHOMA)
) §
COUNTY OF OKLAHOMA)

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 300 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 20th day of June, 2024

[Signature]
Applicant Signature

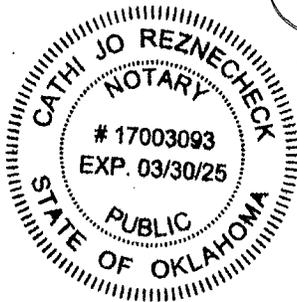
Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,
County of Oklahoma, on the 20th day of June, 2024.

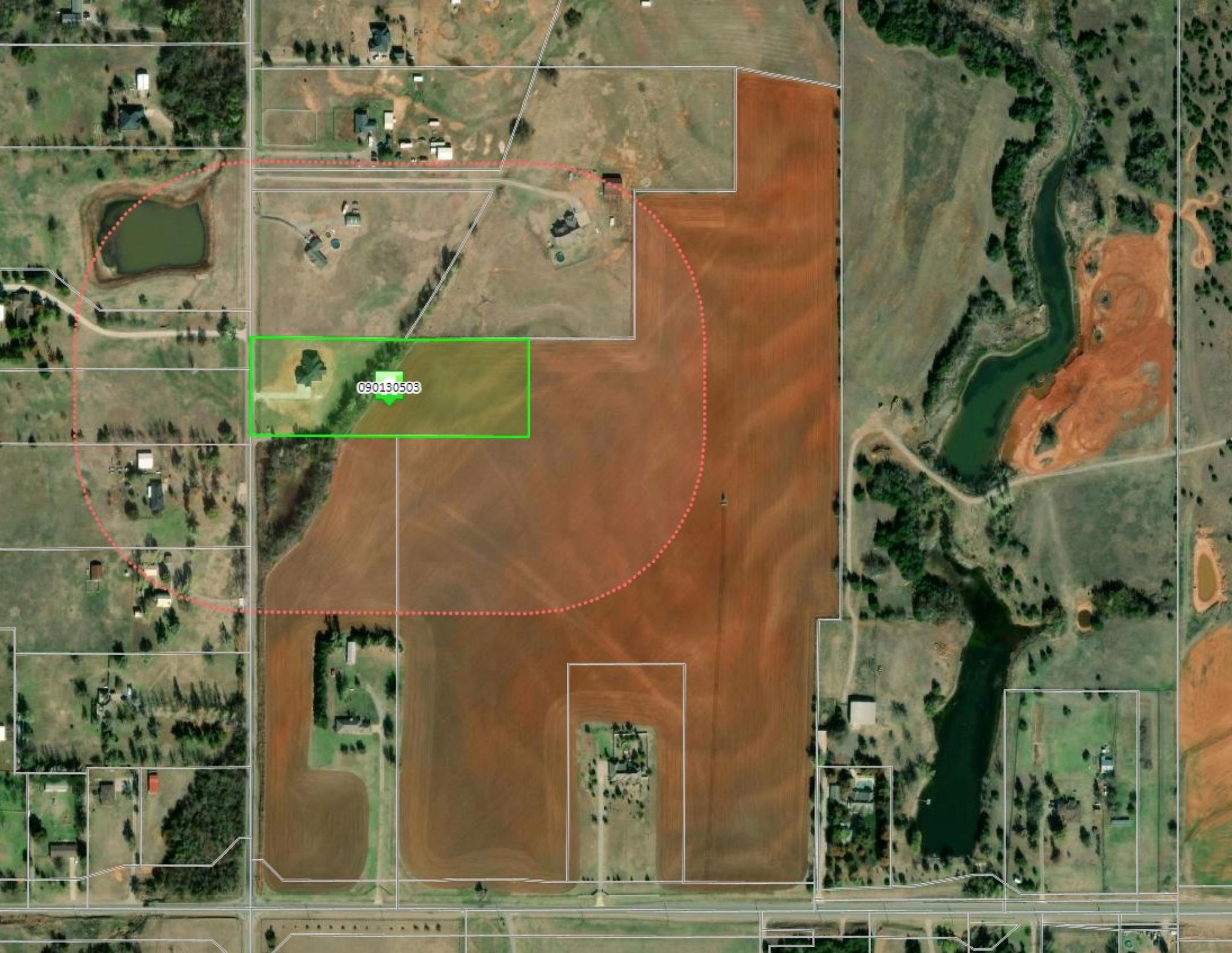
My Commission Expires:

3-30-2025

[Signature]
Notary Public

Commission # 17003093





090130503

Account	Owner	Location
090010620	BARROSO,STEPHANIE	-
090010635	JAROMACK,JOHN TRUST	7201 S CIMARRON RD
090010640	SULLIVAN,GARY D & BRENDA	7125 S CIMARRON RD
090010643	STARKS FAMILY TRUST	-
090010649	STARKS FAMILY TRUST	7001 S CIMARRON RD
090082286	TAYLOR,ALAN R	6800 S CIMARRON RD
090093461	DEFOREST,STEVEN & AMY	6900 S CIMARRON RD
090102592	HARLAND,TERRY & STACY	6810 S CIMARRON RD
090127061	FORMAN,BRENT	15333 SW 74TH ST
090130503	ORIG R1 LLC	7000 S CIMARRON RD
090147898	STARKS,JASON W & COURTNEY	7025 S CIMARRON RD

Mailing Address

15201 SW 74TH ST.MUSTANG.OK.73064-9426
7201 S CIMARRON RD.MUSTANG.OK.73064-
7125 S CIMARRON RD.YUKON.OK.73099-0000
% JAMES W STARKS JR.7001 S CIMARRON RD.YUKON.OK.73099
% JAMES W STARKS JR.7001 S CIMARRON RD.YUKON.OK.73099
6800 S CIMARRON RD.YUKON.OK.73099-
6900 S CIMARRON RD.YUKON.OK.73099-
6810 S CIMARRON RD.YUKON.OK.73099-0000
15333 SW 74TH ST.MUSTANG.OK.73064-9348
5120 GAILLARDIA CORPORATE PL.OKLAHOMA CITY.OK.73142
7025 S CIMARRON ROAD.YUKON.OK.73099-

Parcel ID

171263-000000-000004
060999-917274-000007
060999-917274-000004
060999-917274-000015
060999-917274-000018
060999-917263-000013
060999-917263-000014
060999-917263-000016
171263-000000-000023
060999-917263-000024
060999-917274-000040

Legal Description

T11N R06W S26 SW4 A#4 - BEING THE WEST 100.63Ac OF THE SW4 LESS BEG 495'W OF, SE/C, TH W528' N825' E5
T11N R06W S27 SE4 A#7 PT SE4 - BEG 719.19'N OF SE/C, TH W669.85' N70.8' W80.16', N227.7' E750.01' S298.55'
T11N R06W S27 SE4 A#4 PT SE4 - BEG 1017.74'N OF SE/C, TH W750.01' N290.98', E750.01' S290.9' TPB
T11N R06W S27 SE4 A#15 PT SE4 - BEG 1309.38'N OF SE/C, TH W750.70' W299.31', N215.50' E1050.03' S215.50'
T11N R06W S27 SE4 A#18 PT SE4 - BEG 1690.35'N OF SE/C, TH W428.67' NW189.33', W472.32' N336.10' E1050.0
T11N R06W S26 SW4 A#13 PT SW4 - BEG 260.48'S OF NW/C, TH E810.59' SW126.57', SW179.53' W704.43' N287.
T11N R06W S26 SW4 A#14 PT SW4 - BEG 608.22'S OF NW/C, TH E682.43' SW CURV'R, 484.04' W431' N415' TPB
T11N R06W S26 SW4 A#16, A#17 & A#18 PT SW4; A#16 - BEG 260.48'S & 810.59'E OF, NW/C, TH E564.12' S347.7
T11N R06W S26 SW4 A#23 PT SW4 - BEG 135'N OF SW/C, TH N1202' E416' S1257', W326.66' NW78.94' W33' TPB
T11N R06W S26 SW4 A#24 PT SW4 - BEG 1337'N OF SW/C, TH N276.65' E788.65', S275.75' W788.65' TPB
T11N R06W S27 SE4 A#40 PT SE4 - BEG 1524.88'N OF SE/C, TH W1050.03' N286.18', E472.32' SE189.33' E428.67' :

Website

<https://property.spatalest.com/ok/canadian/#/property/090010620>

<https://property.spatalest.com/ok/canadian/#/property/090010635>

<https://property.spatalest.com/ok/canadian/#/property/090010640>

<https://property.spatalest.com/ok/canadian/#/property/090010643>

<https://property.spatalest.com/ok/canadian/#/property/090010649>

<https://property.spatalest.com/ok/canadian/#/property/090082286>

<https://property.spatalest.com/ok/canadian/#/property/090093461>

<https://property.spatalest.com/ok/canadian/#/property/090102592>

<https://property.spatalest.com/ok/canadian/#/property/090127061>

<https://property.spatalest.com/ok/canadian/#/property/090130503>

<https://property.spatalest.com/ok/canadian/#/property/090147898>

THE CITY OF OKLAHOMA CITY
SIMPLIFIED PLANNED UNIT DEVELOPMENT
SPUD-(XXXX)
MASTER DESIGN STATEMENT

7000 S. CIMARRON ROAD

7000 S. Cimarron Road
Oklahoma City, OK

June 26, 2024
(Revision Date)

PREPARED BY:

Civil and Environmental Consultants, Inc.
Dean Koleada, P.E.
4700 Gaillardia Parkway, Ste. 101
Oklahoma City, OK, 73142
405-246-9411
dkoleada@cecinc.com

SPUD-(XXXX) MASTER DESIGN STATEMENT

This document serves as the Master Design Statement and fulfills the ordinance requirements for the Simplified Planned Unit Development (Chapter 59, Section 14150.B of the Oklahoma City Municipal Code, 2020, as amended).

I. Special Development Regulations:

The following Special Development Regulations and/or limitations are placed upon the development of the Simplified Planned Unit Development. Planning and zoning regulations will be those that are in effect at the time of development of this Simplified Planned Unit Development; provided, however, that the density and or intensity of the SPUD shall not be increased. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this Simplified Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this Simplified Planned Unit Development. In the event of conflict between provisions of this SPUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this SPUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this SPUD, such Special Use and Development Regulations of this SPUD shall prevail and be controlling.

1. This site will be developed in accordance with the regulation of the **RA2 Single-Family Two Acre Rural Residential District** (OKC Zoning Ordinance, 2020, as amended), except that the following restrictions will apply:

The following use(s) will be the only use(s) permitted on this site:

- 8200.14 Single-Family Residential
- 8200.6 Manufactured Home Residential
- 8150.5 Animal Raising: Personal
- 8150.6.3 Greenhouse
- 8150.6.4 Home Garden

1.1 Minimum Lot Width:

- 1.1.1 Tract 1 250 feet
- 1.1.2 Tract 2 (flag lot) 25 feet

2. Maximum Building Height:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building height shall be in accordance with the base zoning district.

3. Maximum Building Size:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum building size shall be in accordance with the base zoning district.

4. Maximum Number of Buildings:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the maximum number of buildings shall be in accordance with the base zoning district. Accessory buildings shall be permitted.

5. Building Setback Lines

Existing structures shall be permitted to remain and deemed to conform to setback regulations. In the event of a new structure, setback regulations shall be in accordance with the base zoning district.

6. Sight-proof Screening:

Sight-proof Screening shall not be required within this SPUD.

7. Landscaping:

The existing landscaping shall be permitted to remain and deemed to conform to applicable regulations. The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance in place at the time of development.

8. Signs:

Signage shall not be permitted within this SPUD.

9. Access:

Access shall be taken from S Cimarron Rd.

10. Sidewalks

Sidewalks are not required within this SPUD.

II. Other Development Regulations:

1. Architecture:

The existing structures shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the exterior building wall finish on all main structures, exclusive of windows and doors, shall consist of a minimum 60% brick veneer, rock or stone masonry, stucco, and cementitious siding (including, but not limited to, the brand commonly known as James Hardie). No more than 30% EIFS (Exterior Insulation Finish System) shall be permitted. Exposed metal or exposed concrete block buildings shall not be permitted.

2. Open Space:

The existing open space shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the open space shall be in accordance with the base zoning district.

3. Street Improvements:

No street improvements will be required under this SPUD.

4. Site Lighting:

The existing lighting shall be permitted to remain and deemed to conform to applicable regulations. In the event of a new structure, the site lighting in this SPUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended.

5. Dumpsters:

Trash collection facilities in this SPUD shall be in accordance with Chapter 49 of the Oklahoma City Municipal Code, 2020, as amended.

6. Parking:

The existing parking shall be permitted to remain and deemed to conform to applicable regulations. The design and number of all parking facilities in this SPUD shall be in accordance with Chapter 59 of the Oklahoma City Municipal Code, 2020, as amended.

7. Maintenance:

Maintenance of each Tract in the development shall be the responsibility of the property owner. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the areas intended for the use of conveyance of storm water, and/or drainage shown.

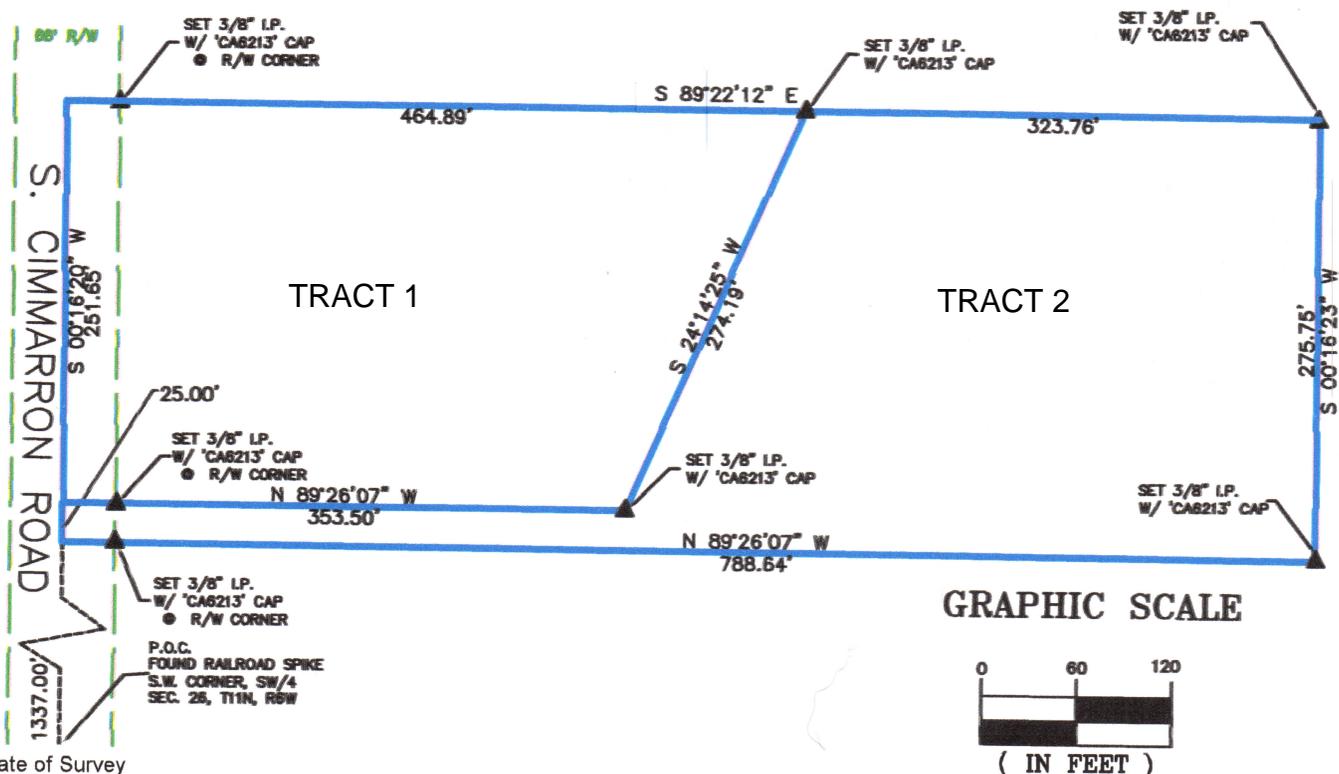
8. Drainage:

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

III. Supporting Documents

Exhibit A: Legal Description & Tract Split Exhibit

EXHIBIT A - LEGAL DESCRIPTION & TRACT SPLIT EXHIBIT



Certificate of Survey

I, Chris Fairchild, a Licensed Professional Land Surveyor, do hereby certify, as of the date set forth above, that I or others under my direct supervision, have made a careful survey of a tract of land described as follows:

Legal description of original tract as described in the Warranty Deed filed in Book 5527, Page 1003, in the Office of the Canadian County Clerk:

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows: COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West, a distance of 276.65 feet;

THENCE South 89°22'12" East a distance of 788.65 feet;

THENCE South 00°16'23" West, and parallel with said West line, a distance of 275.75 feet;

THENCE North 89°26'07" West a distance of 788.65 feet to the POINT OF BEGINNING.

Said tract of land has an area of 217,820 square feet or 5.00 acres, more or less

As Proposed:

Tract 1

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1362.00 feet to the POINT OF BEGINNING;

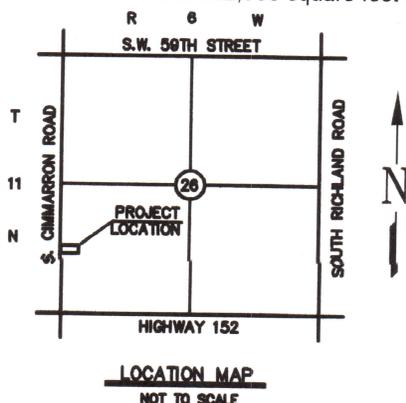
THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 251.65 feet;

THENCE South 89°22'12" East a distance of 464.89 feet;

THENCE South 24°14'25" West a distance of 274.19 feet;

THENCE North 89°26'07" West a distance of 353.50 feet to the POINT OF BEGINNING.

Said tract of land has an area of 102,905 square feet or 2.36 acres, more or less.



7000 S. Cimarron Road

Boundary Survey



SURVEYING

Chris Fairchild, P.L.S. #1743, C.A. #6213
7333 Hammond Circle, Warr Acres, OK 73132
405.816.8217 Phone - chris@absurveyingok.com
All rights reserved under copyright.

Project No: 2572	Field Date: 9/12/23	Scale: 1"=120'
Drawn By: CJF	Party Chief: RBW	Revisions: 1/22/24
DWG File: 7000 S Cimarron Rd	Survey File: 2572-8-1	Sheet: 1 of 2

Tract 2

A tract of land lying in and being a part of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Eleven (11) North, Range Six (6) West of the Indian Meridian, Canadian County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter (SW/4);

THENCE North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 1337.00 feet to the POINT OF BEGINNING;

THENCE continuing North 00°16'23" East, along the West line of said Southwest Quarter (SW/4), a distance of 25.00 feet;

THENCE South 89°26'07" East a distance of 353.50 feet;

THENCE North 24°14'25" East a distance of 274.19 feet;

THENCE South 89°22'12" East a distance of 323.76 feet;

THENCE South 00°16'23" West a distance of 275.75 feet;

THENCE North 89°26'07" West a distance of 788.64 feet to the POINT OF BEGINNING.

Said tract of land has an area of 114,915 square feet or 2.64 acres, more or less.

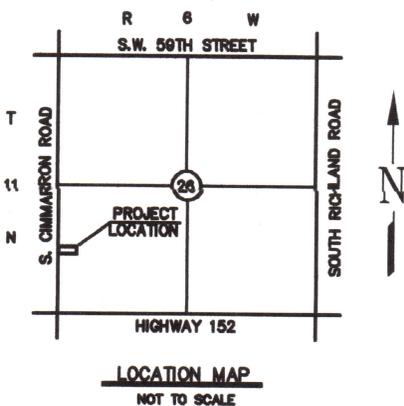
I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

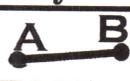

 Chris Fairchild, P.L.S. 1743
 11/22/24
 Date



Notes

1. The bearing of North 00°16'23" East as shown in the Warranty Deed of record for the West line of Said Southwest Quarter (SW/4) was used as the basis of bearing for this survey.
2. A title commitment, indicating applicable easements, has not been provided to us; therefore, all easements may not be shown hereon.



7000 S. Cimarron Raod		
Boundary Survey		
		
SURVEYING		
Chris Fairchild, P.L.S. #1743, C.A. #6213 7333 Hammond Circle, Warr Acres, OK 73132 405.816.8217 Phone - chris@absurveyingok.com All rights reserved under copyright.		
Project No: 2572	Field Date: 9/12/23	Scale: 1"=120'
Drawn By: CJF	Party Chief: RBW	Revisions: 1/22/24
DWG File: 7000 S Cimarron Rd	Survey File: 2572-8-1	Sheet: 2 of 2